

Minutes
Town of Lake Park, Florida
Community Redevelopment Agency
August 18, 2003 7:30 p.m.
Lake Park Library, 529 Park Avenue

The Community Redevelopment Agency (CRA) met for the purpose of a Regular CRA Board Meeting on Monday, August 18, 2003 at 7:30 p.m. Present were Mayor Paul Castro, Vice-Mayor G. Chuck Balius, Commissioners Longtin and Otterson, Board-member Foland arrived at 7:36 p.m. Manager Doug Drymon, Town Attorney Thomas Baird and Town Clerk Carol Simpkins.

Mayor Castro called the Meeting to order at 7:30 p.m.
Town Clerk Carol Simpkins performed the Roll Call.
Mayor Paul Castro led the Pledge of Allegiance.

ADDITIONS/DELETIONS

None.

MOTION: A motion was made by Vice Mayor Balius to approve the August 18, 2003 Agenda; Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson			Absent
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		
Board-member Foland			Absent
Board-member Plasket			Absent

Motion passed 4-0.

Approval of the July 16, 2003 CRA Board Meeting Minutes

MOTION: A motion to approve the July 16, 2003 Community Redevelopment Agency Meeting Minutes was made by Commissioner Bill Otterson; Vice Mayor Balius made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson			Absent
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		
Board-member Foland			Absent
Board-member Plasket			Absent

Motion passed 4-0.

PRESENTATIONS

None.

DISCUSSION ITEMS

Status Report on Community Redevelopment Plan rewrite.

Town Manager Drymon indicated that staff is currently discussing the rewrite and working on updating the Comprehensive Plan. Mr. Drymon stated that staff feels incorporating the CRA plan update as a component within the project will be the most appropriate approach to this item. He informed the Commission that staff has also been working on forming an Economical Development Task Force which will look into issues pertaining to growth management within the Town. He stated that staff is expecting to incorporate the Task Force as an update to the Comprehensive Plan. Town Manager Drymon stated that staff would like to hire a consultant to do the update.

Commissioner Longtin stated that she would like to see business owners and residents participating with the Economical Development Task Force. The Mayor stated that if the Town can encourage the citizens and business owners to participate it would be a great idea, although holding the meetings in the day time may be an inconvenience because it requires technical staff. He recommended that the stakeholders should also be involved. Mayor Castro stated that the purpose of the Task Force would be to evaluate the existing plan and provide analysis and recommendations on how the plan should be revised.

Brownfield Designation

Maggie Smith, Senior Planner/Brownfields Coordinator, stated that if the CRA desires to have areas of the Town designated it has to be passed by Resolution. She indicated that it is an opportunity to bring new employers to the CRA District in Town of Lake Park. These employers could possibly earn up to \$2,000.00 for each job that is created within the states criteria, building sales tax credit back from the building materials spent on any affordable housing and the mixed-use projects.

She stated that the Town will be credited for the sales tax and that there is no financial obligation from the Town or CRA with the Brownfield designation. The only requirement is that if an employer was eligible to receive the \$2,500.00 for the job bonus, they would not be able to receive it unless the Town contributed \$500.00 so the state would only allow \$2,000.00. She also stated that area does not have to be contaminated in order to participate in the Brownfield program, however if a property owner wishes to clean up they must sign an agreement with the Department of Environmental Protection they can apply to get 35% of the cost to clean rebated and liability protection. She stated that the designation also increases property values. Ms. Smith concluded that the program is a redevelopment, economical and environmental tool. See Exhibit "A".

Vice Mayor Balias questioned if the junkyard is considered a possible Brownfield area. Executive Assistant Bambi Turner indicated that it is a part of the scrub area. Town Manager Drymon added that the recommendation for the area is to have the area included in addition to the CRA district.

Board-member Foland stated that anything that will induce companies to find Lake Park more attractive and encourage them to come to the Town is worth looking into. He feels that the Town should take advantage of this opportunity right now as opposed to waiting.

In response to a question posed by Mayor Castro, Ms. Smith stated that in the Resolution, the program has to be listed as the Brownfield Designation, but the Town itself can amend the title to fit their desires, although it must contain the original title. She stated that she does not know at this time if the Town gets involved, that they can reconsider at a later time. She indicated that the funding is guaranteed, \$2 million dollars. She stated that federal funding has been increasing tremendously over time. She suggested that if the Town wants to be designated, to inform her so that she can apply for the federal funding for clean up and assessments. She informed the Board that the cities of West Palm Beach and Belle Glade have been designated and she has had ongoing correspondence with a few other cities for possible designation.

MOTION: A motion was made Vice Mayor Balius to recommend to the Commission to adopt the Brownfield Designation for the CRA area, excluding the residential area from 10th Street west to Silver Beach Road north and the scrub area; Board-member Foland made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson			Absent
Commissioner Otterson	X		
Commissioner Longtin		X	
Vice-Mayor Balius	X		
Mayor Castro	X		
Board-member Foland	X		
Board-member Plasket			Absent

Motion passed 4-1.

Commissioner Longtin voted in opposition of the Brownfield Designation. She feels that the Town has the potential to grow on its own. She also feels that there should not be a decision made at this time and there is always the availability of the program at a later time.

Engineering Plan for Alleyways.

Assistant to the Town Manager Hoa Hoang and Lee Collum, Principal Engineer for Collum Engineering, Inc. explained the scope of services to the Board. Mr. Hoang recommends that the Town begins with the south side. Mr. Hoang explained that two (2) proposals were provided so that they could decide which project that wishes to begin with. One proposal is for the walls in the amount of \$6,416.00 and the alleyways are \$9,000.00. See Exhibit "B". He indicated the reason a Request for Proposal (RFP) was not sent out is because the pricing is under \$21,000.00 and it does not require an RFP. The Board disagreed, stating that this item needs an RFP.

Vice Mayor Balius questioned if the cost would be split between the Town and the property owners. Commissioner Longtin stated that she feels the residents should not have to pay anything. Vice Mayor Balius stated that the party paying for the walls should also be financially responsible for the alleyways, other than the CRA. He also feels that the projects should begin at the same time. The Board agreed that final engineering cost needs to be submitted. Commissioner Longtin feels that notices should be sent to all parties involved so that they can have time to prepare. Town Manager Drymon requested more time for staff to come up with a resolution. Mr. Hoang communicated to the Board that he has called several companies and also received pricing from the state. He added that although, it may not be the cheapest route, it provided him with an idea of how much is needed.

MOTION: A motion was made to defer a decision until the next CRA meeting, however in the interim, Staff is to begin the Consultants Competitive Negotiation Act (CCNA) process, was made by Commissioner Longtin; Vice Mayor Balius made the second.


Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson			Absent
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		
Board-member Foland	X		
Board-member Plasket			Absent

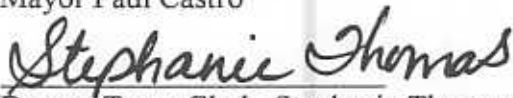
Motion passed 5-0.

ADJOURNMENT:

There being no further business to come before the CRA Board, after a motion to adjourn was made by Vice Mayor Balius, seconded by Commissioner Otterson, by unanimous vote, the meeting adjourned at 8:45p.m.



Mayor Paul Castro



Deputy Town Clerk, Stephanie Thomas

Approved on this 15th day of Dec., 2003.